



17, Bilberry Road

Clifton,
Bedfordshire, SG17 5HB
O.I.E.O £150,000

COUNTRY PROPERTIES
PART OF HUNTERS

This two bedroom top floor apartment is situated in the popular village of Clifton and would make an ideal first time buy or investment opportunity.

- Private balcony offering outside space
- Plenty of useful storage
- Countryside walks on your doorstep
- Ample off road parking and communal gardens
- Approx rental income of £750pcm
- Just a short commute to Arlesey train station with direct link into London St Pancras International (London)

Ground Floor

Communal Entrance

Enter via telephone entry system. Stairs rising to first and second floors.

Second Floor

Entrance Hall

Doors to all rooms. Four large storage cupboards. Wood effect flooring. Electric heater.

Kitchen

8' 8" x 7' 2" (2.64m x 2.18m) Fitted with a range of eye and base units with rolled edge worksurfaces and tiled splashbacks. Inset stainless steel sink and drainer unit. Built in electric oven with electric hob over. Space and plumbing for washing machine. Space for fridge/freezer. Cupboard housing wall mounted boiler. Double glazed window to front aspect.

Lounge

16' 10" x 11' 10" (5.13m x 3.61m) Double glazed window to rear aspect. Wood effect flooring. Large storage cupboard. Electric heater.



Master Bedroom

12' 9" x 9' 9" (3.89m x 2.97m) Double glazed window to front aspect. Electric heater.

Bedroom 2

9' 7" x 8' 6" (2.92m x 2.59m) Double glazed window to rear aspect. Electric heater.

Bathroom

Three piece suite comprising panel enclosed bath with electric shower over and glass side screen, low level flush WC and pedestal mounted wash hand basin. Fully tiled walls and ceramic tiled flooring. Electric heater. Obscure double glazed window to front aspect.

OUTSIDE

Balcony

Private balcony to the front of the property.

Communal Gardens & Parking

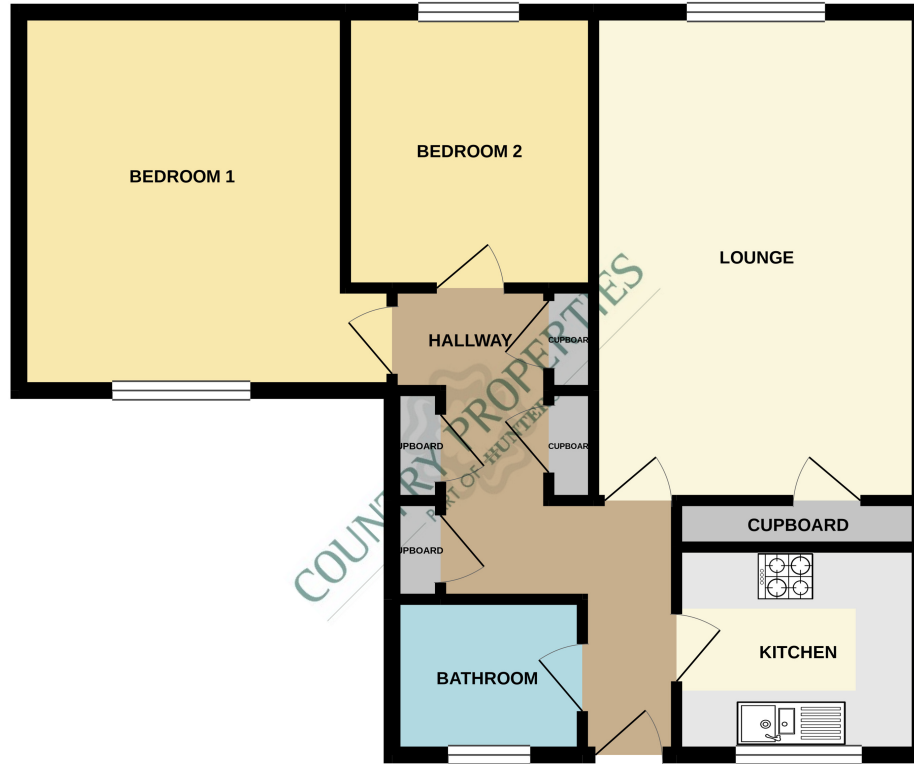
Lawned communal gardens to the front and rear. Ample off road parking.

The current owner advises us that the lease is 125 years from 1989. The service charge is £64.00 per quarter and there is £10 ground rent per annum. However, we would advise any buyer to confirm these details with their legal representative prior to an exchange of contracts.

PRELIMINARY DETAILS, NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	66	81
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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